



PUBLIC HEARING AGENDA

**BOARD OF ADJUSTMENT
W E D N E S D A Y
JUNE 23, 2004
(7:00 PM)
(COUNCIL CHAMBERS – 31 EAST FIFTH STREET)**

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.

- **Monthly Board Dinner, 5:30 – 6:30 PM.** Located at the Development Services Department Conference Room (southeast corner of the garden level), 31 East Fifth Street.
- **Pre-Session – begins at 6:15 PM** – Development Services Conference Room. The Board of Adjustment reserves this time to discuss informally any item(s) appearing on the Regular Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.
 - Review draft Zoning and Development Code
 - Review of proposed Consent Agenda
 - Review of past and future applications with staff.

AGENDA

Consideration of Hearing Minutes: (May 26, 2004)

1. **BA040093** Request by **SOTO AUTO SALES** for a use permit to allow the sale of used automobiles located at 2320 East Apache Boulevard in the C-2, General Commercial District.
(CONTINUED FROM JUNE 15, 2004 HEARING OFFICER)
2. **BA040102** Request by the **RETHABER RESIDENCE** for a use permit to allow a second story addition located at 1956 East Vinedo Lane in the R1-7, Single Family Residential District.
3. **BA040103** Request by the **SUTILA RESIDENCE** for a use permit to allow a second story addition including outdoor balconies located at 259 East Greentree Drive in the R1-8, Single Family Residential District.

4. **BA040104** Request by **TOWN PLACE SUITES BY MARRIOTT** for the following located at 5223 South Priest Drive in the I-2, General Industrial District:
 - a. Use permit to allow a hotel lobby and breakfast area expansion in the I-2 zoning district.
 - b. Variance to reduce the required courtyard separation between structures from 50 feet to 30 feet.
5. **BA040107** Request by **ROADRUNNER INK INC. d.b.a. CARTRIDGE WORLD TEMPE** for a use permit to allow the retailing and refilling of empty inkjet and laser cartridges and sale of printer related office supplies located at 3118 South Mill Avenue in the C-2, General Commercial District.
6. **BA040108** Request by the **CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS (LDS)** for the following to allow a new institute building and parking garage located at 650 East Orange Street in the R1- 6/Single Family Residential and R-3/Multi-Family Residential Limited Districts:
 - a. Variance to increase the height of the LDS Institute Building from 30 feet to 42 feet.
 - b. Variance to increase the height of the parking garage from 30 feet to 42 feet.
 - c. Variance to increase the maximum allowable building coverage for a site from 40 percent to 54 percent.
 - d. Variance to reduce the required courtyard separation between structures from 50 feet to 37 feet.
 - e. Variance to reduce the street side yard setback along McAllister Avenue from 25 feet to 20 feet.

Advertised Agenda –6/02/04; 10:30 AM
Modified 6/9/04 to indicate continued cases; 10:15 AM